1.0 INTRODUCTION

1.1 SUMMARY OF THE PROPOSED PROJECT

This Environmental Impact Report (EIR) has been prepared by the City of Pasadena (City) to evaluate potential environmental effects that may result from development of the proposed Las Encinas Hospital 2007 Master Development Plan Project (proposed project), an amendment to the Master Development Plan that was previously approved on October 10, 1986. This EIR has been prepared in conformance with the California Environmental Quality Act of 1970 (CEQA) statutes (Cal. Pub. Res. Code, Section 21000 et. seq., as amended) and implementing guidelines (Cal. Code Regs., Title 14, Section 15000 et. seq., 2007). The City is the lead agency under CEQA. This Final EIR contains comments and responses to comments received on the Draft EIR, which was circulated for public review from December 29, 2008 to February 11, 2009. The comments and responses to comments are presented in Chapter 7.0, Response to Comments on the Draft EIR. Revisions and clarifications to the Final EIR made in response to comments and information received on the Draft EIR are indicated by strikeout and underline text, as illustrated in this paragraph, shown in Chapter 6.0. A complete list of revisions and corrections to the Final EIR is provided in Chapter 6.0, Clarifications and Modifications. Corrections of typographical errors have been made throughout the document and are not indicated by strikeout or underline text.

The 24.7-acre project site is located at 2900 East Del Mar Boulevard in the City of Pasadena, in central Los Angeles County. The site is generally bound by Del Mar Boulevard to the north, El Nido Avenue to the east, San Pasqual Street to the south, and San Gabriel Boulevard to the west. The project site consists of 13 contiguous parcels. Regional access to the site is provided by Interstate 210 (I-210, Foothill Freeway) located approximately 0.6 miles to the north and State Route 110 (SR 110, Pasadena Freeway) located approximately 2.5 miles to the west. The site is located approximately 1 block east of unincorporated Los Angeles County land.

The proposed project would continue the programs approved under the previously approved Master Development Plan, namely the provision of additional medical offices, a new psychiatric hospital, and an expansion of senior living services. In anticipation of the needs of the City of Pasadena and surrounding communities, the 2007 Master Development Plan seeks to augment these services by increasing assisted living beds from the current 9 beds to a total of 81 beds and increasing independent living units from 85 existing to 230 total units. The proposed project would provide expanded medical (psychiatric) office space from the existing 15 units (14,174 square feet) to 31 total office units (an additional 45,407 square feet). In addition, a new psychiatric hospital would be constructed to consolidate psychiatric patient care in a single, secure facility affording greater security to the neighborhood and modern facilities for staff and patient care. The new psychiatric hospital would accommodate 120 total beds, increasing the number of beds by an additional 30 beds. The new psychiatric hospital would also consolidate adolescent care facilities. Residential Treatment programs and Chemical Dependency would be consolidated from the 68 existing beds located in six different buildings to accommodate 38 beds in a single facility (Gables Building 7), a reduction of 30 beds. Adolescent psychiatry would be consolidated into a single building accommodating 28 beds in the central portion of the campus south of the existing hospital building. Approximately 18 existing buildings are proposed to be removed.

1.2 THE CEQA ENVIRONMENTAL PROCESS

CEQA requires preparation of an EIR when there is substantial evidence supporting a fair argument that a project may have a significant effect on the environment. The purpose of an EIR is to provide decision makers, public agencies, and the general public with an objective and informational document that fully discloses the environmental effects of the proposed project. The EIR process is intended to facilitate the objective evaluation of potentially significant direct, indirect, and cumulative impacts of the proposed project, and to identify feasible mitigation measures and alternatives that would reduce or avoid the project's significant effects. In addition, CEQA specifically requires that an EIR identify those adverse impacts determined to be significant after mitigation.

In accordance with the CEQA Guidelines, an Initial Study was prepared and a Notice of Preparation distributed on July 19, 2007, to public agencies and organizations as well as private organizations and individuals with a possible interest in the proposed project. The purpose of the Notice of Preparation was to provide notification that the lead agency (the City) plans to prepare an EIR and to solicit input on the scope and contents of the EIR. Over 48 copies of the Notice of Preparation were distributed; 70 written comment letters were received from various agencies, organizations, and individuals. These letters and the Notice of Preparation are included in Appendix A of this EIR.

A public agency scoping meeting was held during the City of Pasadena Planning Commission meeting at the Pasadena City Hall on August 8, 2007. The purpose of this meeting was to seek input from public agencies and the general public regarding the environmental issues and concerns that may potentially result from the proposed project. Approximately 30 people attended the scoping meeting. The following list summarizes the public comments/questions that were received during the scoping meeting:

- **Aesthetics:** Will mountain views be blocked by the proposed project? It is important to keep the single-family character of the neighborhood along San Gabriel Boulevard (see Chapter 3.1 Aesthetics)
- **Air Quality:** What will the air quality impacts be if construction is going to occur over a 10-year period? (see Chapter 3.1 Air Quality)
- **Biological Resources:** The tree protection ordinance will require replacement of the lost canopy. The number of trees to be removed is not consistent with City policy (see Chapter 3.3 Biological Resources).
- **Noise:** Will a lot of noise and commotion be created during project construction? (see Chapter 3.6 Noise)
- **Alternatives Analysis**. The EIR should include an alternative where no protected trees are removed (see Chapter 5.0 Alternatives Analysis)

This EIR focuses on the environmental impacts identified as potentially significant during the Initial Study process, including the comments received in response to the Notice of Preparation. The issue areas analyzed in detail in this EIR include aesthetics, air quality, biological resources, cultural resources,

hydrology and water quality, noise, public services and utilities, and transportation and circulation. Effects not found to be significant are addressed in Section 4.2 of this EIR.

The Draft EIR was circulated for public review and comment on December 29, 2008, initiating a 45-day public review period pursuant to CEQA and its implementing guidelines until February 11, 2009. The document and Notice of Completion (NOC) was distributed to the California Office of Planning and Research, State Clearinghouse. Relevant agencies also received copies of the document. A Notice of Availability (NOA) was distributed to over 150 agencies, interested parties, and adjacent property owners and residents located within a 500-foot radius of the project site, which informed them of where they could view the document and how to comment. The purpose of the 45-day review period is to provide interested public agencies, groups, and individuals the opportunity to comment on the contents and accuracy of the document. The document was available to the public at the City Hall Planning Division counter and the Pasadena Library. A copy of the document was also posted online. The public was also given the opportunity to provide comments on the Draft EIR at four public meetings: the Transportation Advisory Commission on January 9, 2009, the Historic Preservation Commission on January 20, 2009, the Design Commission on January 26, 2009, and the Planning Commission on January 28, 2009. This Final EIR contains comments and responses to comments received on the Draft EIR. The comments and responses to comments are presented in Chapter 7.0, Response to Comments on the Draft EIR. Revisions and clarifications to the EIR made in response to comments and information received on the Draft EIR are indicated by strikeout and underline text, as illustrated in this paragraph. Corrections of typographical errors have been throughout the document and are not indicated by strikeout or underline text.

Prior to approval of the proposed project, the City, as the lead agency and decision-making entity, is required to certify that this EIR has been completed in accordance with CEQA, that the proposed project has been reviewed and the information in this EIR has been considered, and that this EIR reflects the independent judgment of the City. CEQA also requires the City to adopt "findings" with respect to each significant environmental effect identified in the EIR (Pub. Res. Code Section 21081; Cal. Code Regs., Title 14, Section 15091). For each significant effect, CEQA requires the approving agency to make one or more of the following findings:

- The proposed project has been altered to avoid or substantially lessen significant impacts identified in the Final EIR.
- The responsibility to carry out such changes or alterations is under the jurisdiction of another agency.
- Specific economic, legal, social, technological, or other considerations, including provision of
 employment opportunities for highly trained workers, make infeasible the mitigation measures or
 project alternatives identified in the Final EIR.

If the City concludes that the proposed project will result in significant effects, which are identified in this EIR but are not substantially lessened or avoided by feasible mitigation measures and alternatives, the City must adopt a "statement of overriding considerations" prior to approval of the proposed project (Pub. Res. Code Section 21081 (b)). Such statements are intended under CEQA to provide a written means by

which the lead agency balances in writing the benefits of the proposed project and the significant and unavoidable environmental impacts. Where the lead agency concludes that the economic, legal, social, technological, or other benefits outweigh the unavoidable environmental impacts, the lead agency may find such impacts "acceptable" and approve the proposed project.

In addition, public agencies, when approving a project, must also adopt a Mitigation Monitoring and Reporting Program describing the changes that were incorporated into the proposed project or made a condition of project approval in order to mitigate or avoid significant effects on the environment (Pub. Res. Code Section 21081.6). The Mitigation Monitoring and Reporting Program is adopted at the time of project approval and is designed to ensure compliance during project implementation. Upon approval of the proposed project, the City will be responsible for implementation of the proposed project's Mitigation Monitoring and Reporting Program.

1.3 ORGANIZATION OF THE EIR

This EIR is organized as follows:

The **Executive Summary** provides an overview of the information provided in detail in subsequent chapters. It consists of an introduction; a description of the proposed project and alternatives considered; a discussion of areas of controversy and issues to be resolved; and a table that summarizes the potential environmental impacts in each category, the significance determination for those impacts, mitigation measures, and significance after mitigation.

Chapter 1.0 provides a brief description of the proposed project. It includes a brief overview of the CEQA environmental review process and a section describing the organization of the EIR.

Chapter 2.0 provides a detailed description of the proposed project. Project objectives are identified, and information on the proposed project characteristics and construction scenario is provided. This section also includes a description of the intended uses of the EIR and public agency actions.

Chapter 3.0 describes the potential environmental effects of implementing the proposed project. The discussion in Chapter 3.0 is organized by 8 environmental issue areas, as follows:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources

- Hydrology and Water Quality
- Noise
- Public Services and Utilities
- Transportation and Traffic

For each environmental issue, the analysis and discussion are organized into five subsections as described below:

Environmental Setting - This subsection describes, from a local and regional perspective, the physical environmental conditions in the vicinity of the proposed project at the time of publication of the

Notice of Preparation. The environmental setting establishes the baseline conditions by which the City will determine whether specific project-related impacts are significant.

Significance Criteria - This subsection identifies a set of thresholds by which the level of impact is determined.

Environmental Impacts - This subsection provides detailed information on the environmental effects of the proposed project, and whether the impacts of the proposed project would meet or exceed the established significance criteria.

Mitigation Measures - This subsection identifies potentially feasible mitigation measures that would avoid or substantially reduce significant adverse project-related impacts.

Level of Significance after Mitigation - This subsection indicates whether project-related impacts would be reduced to below a level of significance with implementation of the mitigation measures identified in the EIR. This subsection also identifies any residual significant and unavoidable adverse effects of the proposed project that would result even after the mitigation measures have been implemented.

Chapter 4.0 presents the other mandatory CEQA sections, including the following:

Unavoidable Significant Adverse Impacts - This subsection identifies and summarizes the unavoidable significant impacts described in detail in Chapter 3.0.

Effects Not Found to Be Significant - This subsection identifies and summarizes the issue areas that were determined to have no adverse environmental effect or a less than significant environmental effect given the established significance criteria.

Cumulative Impacts - This subsection addresses the potentially significant cumulative impacts that may result from the proposed project when taking into account related or cumulative impacts resulting from other past, present, and reasonably foreseeable future projects. Impacts related to global climate change are addressed in this section.

Irreversible Environmental Changes - This subsection addresses the extent to which the proposed project would result in the commitment of nonrenewable resources.

Growth-Inducing Impacts - This subsection describes the potential of the proposed project to induce economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment.

Chapter 5.0 describes and evaluates the comparative merits of a reasonable range of alternatives to the proposed project that would feasibly attain most of the basic objectives of the proposed project and avoid or substantially lessen potentially significant project-related impacts. The chapter also describes the preliminary site constraints analysis and rationale for selecting the range of alternatives discussed in the EIR and identifies the alternatives considered by the City that were rejected from further discussion as

infeasible during the scoping process. Chapter 5.0 also includes a discussion of the environmental effects of the No Project Alternative and identifies the environmentally superior alternative.

Chapter 6.0 provides a detailed description of all clarifications and revisions which were made to the text or graphics of the Draft EIR. Clarifications and revisions reflect changes made to the project, analysis, or mitigation as a result of a comment made by an agency or individual during the public review period.

Chapter 7.0 provides a copy of all comment letters received and comments made at public meetings held during the 45-day Draft EIR public comment period.

Chapter 8.0 includes the Mitigation Monitoring and Reporting Program, which details the mitigation that has been made a condition of project approval in order to mitigate or avoid significant effects on the environment. It also includes the phase during which the mitigation and the monitoring will be implemented and the agency responsible for enforcing the measure.

Chapter 9.0 provides a list of acronyms and abbreviations used in this EIR.

Chapter 10.0 provides a bibliography of reference materials used in preparation of this EIR.

Chapter 11.0 identifies those persons responsible for the preparation of this EIR.